

# \$1,050,000 - 1408 Remington Road Ne, Calgary

MLS® #A2221895

**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Welcome to this beautifully updated home in the heart of Renfrew, offering a rare combination of charm, functionality, and investment potential, located within a one block radius from 2 newly built playgrounds. This 1,342 sq ft bungalow features thoughtful upgrades and a fully developed lower-level illegal suite with two private entrances—perfect for rental income, extended family, or guests. The main level features a spacious living room with abundant natural light, two updated bathrooms (including full ensuite bathroom), two well-sized bedrooms, and a large great room that opens to the sunny backyard and deck. The recently renovated kitchen is a standout, featuring an oversized island with quartz countertops, an in-island subwoofer sound system, wall-mounted TV (included), ample drawer storage, an auto-opening waste/recycling system, and a touchless faucet—designed for modern convenience and entertaining. The lower level includes a bright 2-bedroom suite with full kitchen, in-suite laundry, and great natural light. Previously used as both a successful AirBnB and a long-term rental, the suite offers flexible income potential. Efficiency upgrades include solar panels, a multi-zone heat pump system for year-round climate control, and a gas furnace to support when temperatures drop below -20°C. Additional features include heated bathroom floors, hot water tank (2022), roof (2018), and a large storage shed with built-in shelving. The



oversized 24' x 22' garage includes an EV charger hook-up, and there's an additional rear parking pad suitable for an RV or extra vehicle. Both the upper and lower suites have full appliance packages, including fridge, stove, and dishwasher. Conveniently located near Deerfoot Trail, 16th Avenue, downtown, schools, parks, and amenities, this home is ideal for buyers seeking versatility—live up and rent down, hold as a revenue property, or simply enjoy the comfort and features of this exceptional inner-city home. With only a 3 minute walk to your new bus stop that includes MAX Orange transit (\*rapid transit to SAIT, UofC & West Side of city with less stops than typical bus routes). Don't miss this incredible opportunity in one of Calgary's most desirable neighborhoods.

Built in 1953

**Essential Information**

MLS® #	A2221895
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,343
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1408 Remington Road Ne
Subdivision	Renfrew
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 5K5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, See Remarks, Floor Furnace, Heat Pump, Solar
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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